

ATXI has been unsuccessful in obtaining an easement from the Midland States Bank Trust #1855. The Trust owns one parcel at issue along the Kansas to Sugar Creek segment of the Project in Clark County, Illinois, internally designated as A_ILRP_KS_CL_094_ROW. As summarized on ATXI Exhibit 2.1, ATXI has contacted, or attempted to contact, the Trust's representative, Bradley Beesley, regarding acquiring an easement across the property on at least 77 occasions, including 6 emails, 4 letters, 14 in-person meetings, 32 phone calls, and 21 voicemails.

ATXI met with Mr. Beesley on October 22, 2013 to present its initial offer. Mr. Beesley stated that he wanted his attorney to review the documents and expressed his concern about survey activity during hunting season. ATXI committed to providing 24 hour notice before any survey activity. Beginning in December of 2013, Mr. Beesley expressed concerns regarding access to the easement and stated that he did not want a road cut through the trees to access the easement. The following month, Mr. Beesley stated he intended to provide some language to protect his property from additional access. After this discussion and numerous contact attempts, the agent spoke to Mr. Beesley, who assured the agent that access remained the sole impediment to closing, and once resolved, he would obtain the necessary signatures.

In May 2015, however, Mr. Beesley altered his position and alerted the agent that the offer was inadequate, but he did not have a counteroffer ready at that time. For the next five months, agents attempted on multiple occasions to contact Mr. Beesley to obtain a counteroffer and address any other concerns, without success.

In October of 2015, the agent spoke with Mr. Beesley and Mr. Beesley again raised concerns with access to the easement, as well as the issue of the value of timber within the easement. The agent offered to provide a confidential settlement agreement (CSA) to address his

concerns. In November of 2015, the agent provided an access map, including pole locations, and a CSA to address Mr. Beesley's access concerns. Mr. Beesley then requested that the easement area be marked and for a structure location exhibit. The agent recently provided the requested structure location exhibit, and had the surveyors stake the easement area.

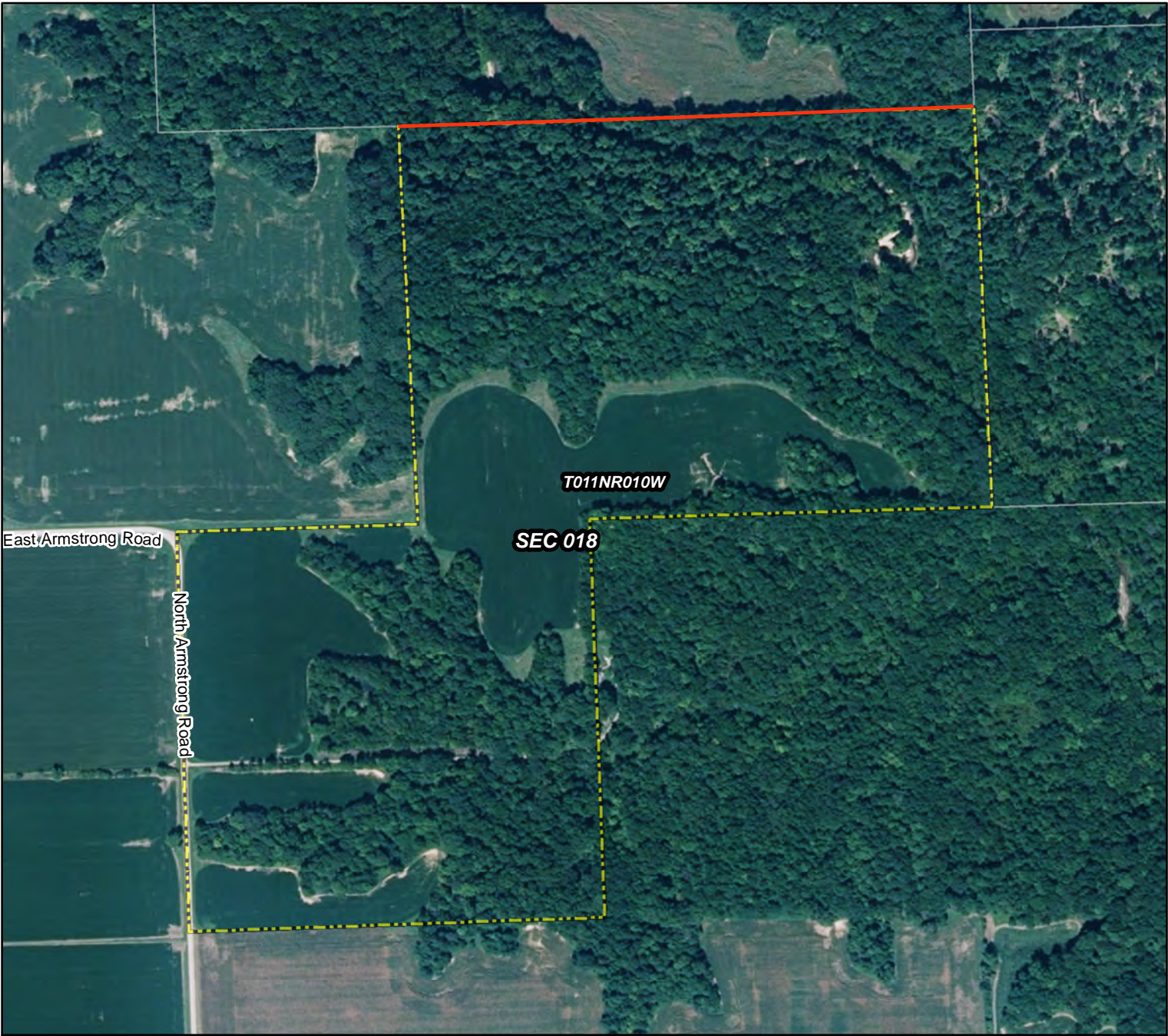
ATXI is unsure what issues may remain with Mr. Beesley. ATXI believes that his access concerns have been addressed. However, Mr. Beesley previously mentioned that he wanted to provide a counteroffer to include the value of timber, and therefore compensation may be an issue. ATXI will continue to negotiate with Mr. Beesley to the extent he is willing to engage in negotiations with ATXI; however, given the extended nature of negotiations and the previously mentioned difference in opinion regarding appropriate compensation, ATXI does not expect to reach a voluntary agreement in a time frame supportive of this line segment's in-service date. Therefore ATXI requests eminent domain authority over this parcel.

Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 9/27/13 by Gary Welsh ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter: ☒
 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter:

7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
 - a. Provide Fact Sheet about the project
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☒
11. Complete Construction Questionnaire, including name of tenant, if applicable ☒
12. Provide EMF brochure, if requested ☒
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) Hart Munson Houston Munson IV ☒

Tax Id: 13-10-18-00-300-003



Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



Midland States Bank Land Trust #1855

Tract No.:A_ILRP_KS_CL_094

Date: 11/17/2015

EXHIBIT "A"

A 3.248 ACRE TRACT OF LAND SITUATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 2ND PRINCIPAL MERIDIAN, CLARK COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED AS TRACT II IN DEED TO MIDLAND STATES BANK, FORMERLY KNOWN AS EFFINGHAM STATE BANK, AS TRUSTEE OF LAND TRUST #1855, RECORDED IN BOOK 274, PAGE 116 OF THE DEED RECORDS OF CLARK COUNTY, ILLINOIS (D.R.C.C.I.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4, FROM WHICH A 1/2-INCH IRON ROD WITH A YELLOW CAP FOUND AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 BEARS NORTH 44 DEGREES 00 MINUTES 49 SECONDS EAST, A DISTANCE OF 1,827.95 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:996605.39, E:1203150.77;

THENCE SOUTH 01 DEGREES 25 MINUTES 01 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 75.02 FEET TO A POINT FOR CORNER;

THENCE SOUTH 89 DEGREES 44 MINUTES 48 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 1.01 FEET TO A POINT FOR CORNER;

THENCE SOUTH 88 DEGREES 57 MINUTES 47 SECONDS WEST, A DISTANCE OF 1,317.02 FEET TO A POINT FOR CORNER;

THENCE SOUTH 89 DEGREES 36 MINUTES 48 SECONDS WEST, A DISTANCE OF 568.20 FEET TO A POINT FOR CORNER IN THE COMMON LINE OF SAID MIDLAND STATES BANK TRACT AND A TRACT OF LAND DESCRIBED IN LAST WILL AND TESTAMENT TO MICHAEL W. COOPER, RECORDED IN CAUSE NO. 03-P-51 OF THE COURT RECORDS OF CLARK COUNTY, ILLINOIS AND DESCRIBED AS TRACT I IN DEEDS TO MICHAEL W. COOPER, RECORDED IN BOOK 276, PAGE 468 AND BOOK 295, PAGE 635, D.R.C.C.I., FROM WHICH AN IRON ROD WITH A RED CAP STAMPED "RICHARD KNIGHT PLS 2845" FOUND AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 BEARS SOUTH 59 DEGREES 19 MINUTES 25 SECONDS WEST, A DISTANCE OF 2,450.20 FEET;

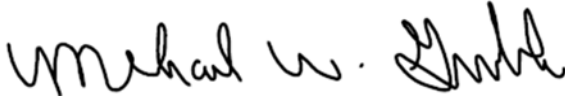
THENCE NORTH 01 DEGREES 36 MINUTES 47 SECONDS WEST, ALONG SAID COMMON LINE, A DISTANCE OF 75.02 FEET TO A POINT FOR CORNER IN THE NORTH LINE OF SAID SOUTHEAST 1/4 AT THE NORTH COMMON CORNER OF SAID MIDLAND STATES BANK TRACT AND SAID COOPER TRACT;

THENCE NORTH 89 DEGREES 36 MINUTES 48 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 569.38 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4;

EXHIBIT "A"

THENCE NORTH 88 DEGREES 57 MINUTES 47 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 1,317.11 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 141,478 SQUARE FEET OR 3.248 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), EAST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE: 08/19/2015



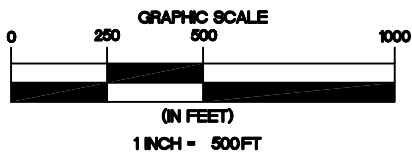
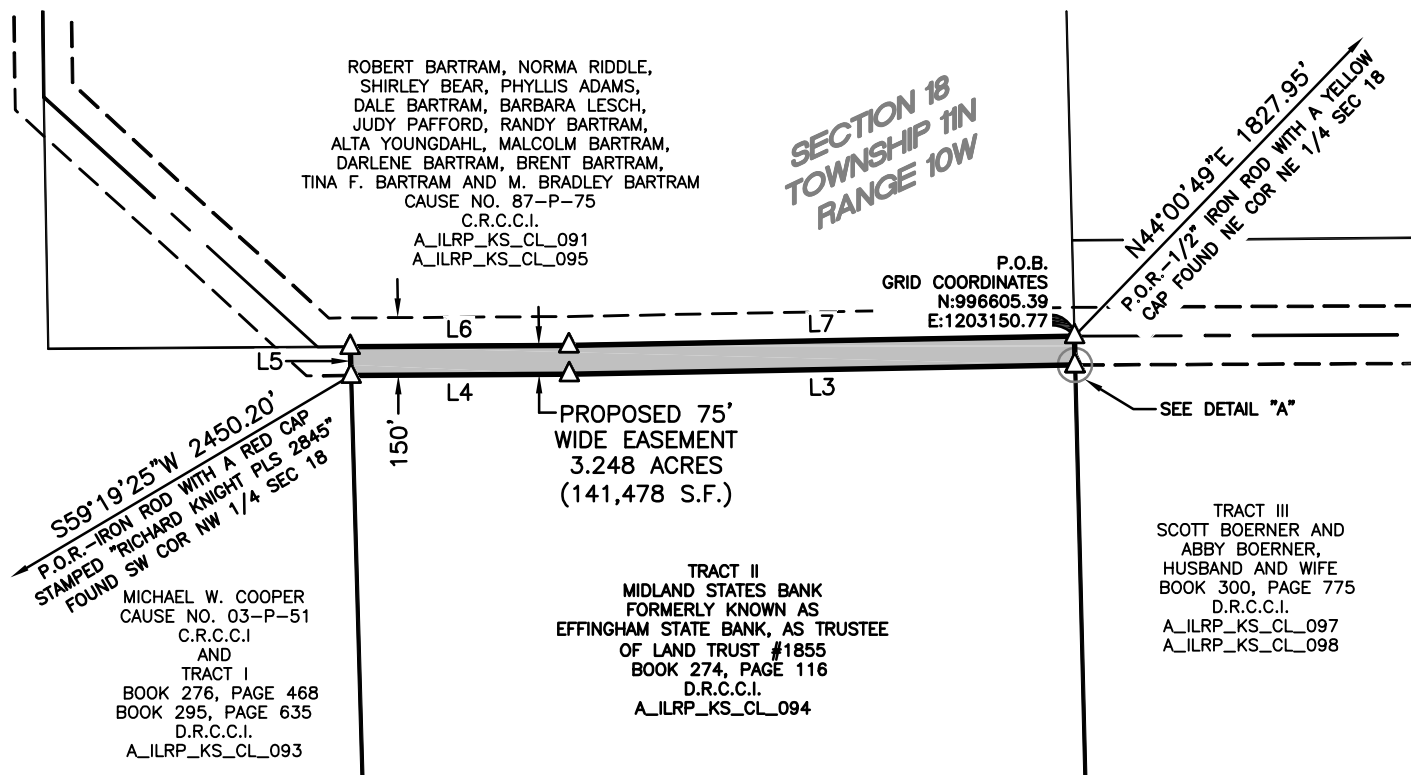
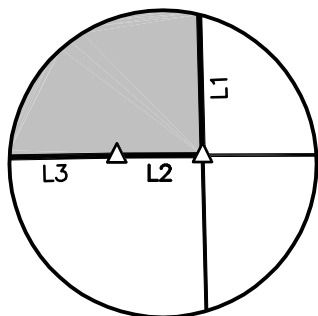


EXHIBIT "A"

ATXI Exhibit 2.3 Part C
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DETAIL "A"

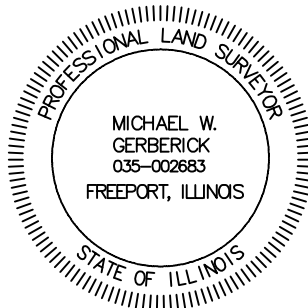


(NOT TO SCALE)

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S01°25'01"E	75.02'
L2	S89°44'48"W	1.01'
L3	S88°57'47"W	1317.02'
L4	S89°36'48"W	568.20'
L5	N01°36'47"W	75.02'
L6	N89°36'48"E	569.38'
L7	N88°57'47"E	1317.11'

LEGEND

C.R.C.C.I.	COURT RECORDS
D.R.C.C.I.	CLARK COUNTY, ILLINOIS
P.O.B.	DEED RECORDS
P.O.R.	CLARK COUNTY, ILLINOIS
△	POINT OF BEGINNING
—	POINT OF REFERENCE
—	CALCULATED POINT
—	SUBJECT PROPERTY LINE
—	PROPERTY LINE
—	PROPOSED EASEMENT CENTERLINE
---	PROPOSED EASEMENT



Michael W. Gerberick

MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
NO. 035-002683 - STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.006475 - STATE OF ILLINOIS

NOTES:

- THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
- REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 03 OF 03

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 08/19/2015
SCALE: 1" = 500'
TRACT ID: A_ILRP_KS_CL_094
DRAWN BY: JC



150' TRANSMISSION
LINE EASEMENT
SUGAR CREEK TO KANSAS
SECTION 18, TOWNSHIP 11 NORTH, RANGE 10 WEST
OF THE 2ND PRINCIPAL MERIDIAN
CLARK COUNTY, ILLINOIS